

COMM SE COR OF NW1/4 OF SW1/4, E  
 FT FOR POB, CONT N 269 FT, W 649  
 FT, E 649.08 FT TO POB.

BRYANT GERALD D/BRYANT DANIELLE M  
 243 SW REIGEL CT  
 LAKE CITY, FL 32024

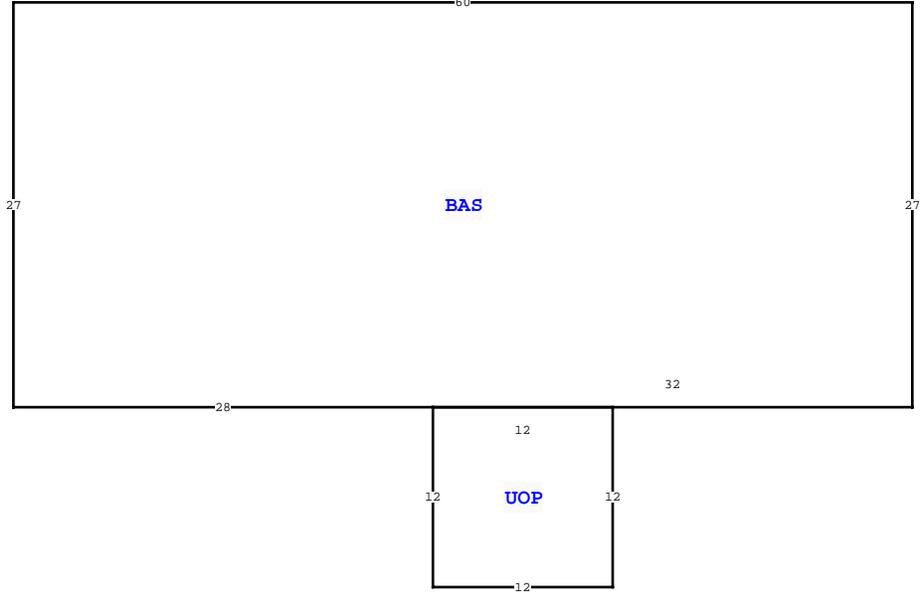
2026

01-4S-15-00312-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	144	25	
TOTALS	1,764		1,656 57,717

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,656	113.9000	68.34	113,171	2006	2006	0	0	0	49.00	51.00	
2 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,717
TOTAL MARKET OB/XF VALUE			10,150
TOTAL LAND VALUE - MARKET			36,090
TOTAL MARKET VALUE			103,957
SOH/AGL Deduction			0
ASSESSED VALUE			103,957
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			103,957
TOTAL JUST VALUE			103,957
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,352
SALE: 2:1: 14.02 AC			
XFOB: 1:1: 1993 SKYLINE MH			
BLDG: 1:1: SKYLINE MH			
SALE: 1:1: 4.008 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23727	M H	493	10/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/1461	6/26/2015	WD Q	Q	I	01	72,500
GRANTOR: DANIEL EDWIN UMSTEAD						
GRANTEE: GERALD D & DANIELLE						
1295/0867	5/26/2015	PB U	U	I	18	0
GRANTOR: CLERK OF COURT (GEORG						
GRANTEE: DANIEL EDWIN UMSTEA						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	10	14	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
2	0294	SHED WOOD/	0	0	20	24	480.00	UT	5.00	5.00	50	2005	2005	3	50	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

TOTAL OB/XF														10,150			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/07/2025	MLU										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S27 E28 UOP= S12 E12 N12 W12\$ E32 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,090							